

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Site Plan, SP 4-1-02 Lee Moldoff/Mainguy Industries
1855 Flamingo Road/Generally located on the west side of Flamingo Road
between SW 14 Street and SW 26 Street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

SP 4-1-02 New Building for Mainguy Landscape, 1855 Flamingo Road (A-1)

REPORT IN BRIEF: The applicant requests site plan approval for the 4.62 acre site generally located on the west side of Flamingo Road between SW 14 Street and SW 26 Street. The proposal is for a 7,000 square foot structure, parking, and landscaping.

The structure is consists of 2,000 square feet of office, 5,000 square feet of warehouse, and will be constructed of prefabricated corrugated metal. The front elevation has an entry feature with columns and standing seam metal roof. The height to the eaves of the office component of building is 13'-10" and 20' for the warehouse. The color scheme reflects a beige building with a green roof on the front entry feature.

Access to the site is via a 24' opening at the southern boundary of the site off Flamingo Road. The site plan shows 79.1% open space for the overall site. Trees include Live Oak on the east side of the existing guard rail along Flamingo Road, and a row on the landscape buffer west of the canal, and along approximately 300' of the northern and southern boundaries.

The site plan shows a temporary construction trailer near the southern boundary behind the new fenced in yard, as well as the owner's temporary equipment compound and trailer near the northeast boundary. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 11, 2002, meeting of the Site Plan Committee, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendation regarding lighting; and that the dumpster be relocated within the southwest corner of the paved area of the site; and a footnote for Council's attention - the Committee feels that it is a commercial building located on agricultural zoned land (Motion carried 4-0, Chair Evans was absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve subject to:

1. Revise site photometric lighting plan so that spillover is reduced to 0.5 footcandles maximum at the property lines, prior to final site plan approval.

Attachment(s): Site plan, Future Land Use Map, Zoning and Aerial Map

Application #: SP 4-1-02
Exhibit "A"

Revisions:
Original Report Date: 7/5/2002

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Mainguy Industries, Inc.
Address: 5150 NW 109 Avenue
City: Sunrise, FL 33351
Phone: (954)741-3000

Agent:

Name: Lee Moldoff, AIA
Address: 7436 Wiles Road
City: Coral Springs, FL 33067
Phone: (954)344-0550

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval.

Address/Location: 1855 Flamingo Road/Generally located on the west side of Flamingo Road between SW 14 Street and SW 26 Street.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: A-1, Agricultural District

Existing Use: Vacant

Proposed Use: Landscape nursery

Parcel Size: 4.62 acres (201,299 square feet)

Surrounding Uses:

North: Calvary Chapel (under construction)
South: Agricultural
East: Vacant
West: Agricultural

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: CF, Community Facilities District

South: A-1, Agricultural District
East: AG, Agricultural District
West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: None

APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 4.62 acre site generally located on the west side of Flamingo Road between SW 14 Street and SW 26 Street. The proposal is for a 7,000 square foot structure, parking, and landscaping.
2. *Building:* The structure is consists of 2,000 square feet of office, 5,000 square feet of warehouse, and will be constructed of prefabricated corrugated metal. The front elevation has an entry feature with columns and standing seam metal roof. The height to the eaves of the office component of building is 13'-10" and 20' for the warehouse. The color scheme will be presented by the applicant at the Site Plan Committee meeting.
3. *Access and Parking:* Access to the site is via a 24' opening at the southern boundary of the site off Flamingo Road. Provided are 15 standard and one (1) handicap parking spaces, as well as a 5' sidewalk from Flamingo Road that connects to the main entry to comply with Americans with Disabilities Act requirements.
4. *Landscaping:* The site plan shows 79.1% open space for the overall site. Trees include Live Oak on the east side of the existing guard rail along Flamingo Road, and a row on the landscape buffer west of the canal, and along approximately 300' of the northern and southern boundaries. Other trees provided include Royal Poinciana, Pink Trumpet, Montgomery Palm, and Mahogany. Accents, shrubs, and ground cover includes, Silver Buttonwood, Wax Privet, Glaucous Cassia, Areca Palm, Crinum Lily, Florida Gamma Grass, Xanadu, Rose Moss, Cocoplum, Plumbago, and Sweet Viburnum.
5. *Temporary Uses:* The site plan shows a temporary construction trailer near the southern boundary behind the new fenced in yard, as well as the owner's temporary equipment compound and trailer near the northeast boundary. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

Significant Development Review Agency Comments

All agency comments have been satisfied. Broward County does not require platting of the subject site.

The structure is not a principal building and is an accessory use to the property, which is devoted solely to an agriculture use.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: None.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

Staff Recommendation

Recommendation: Staff recommends **approval**, of the proposed site plan subject to:

1. Revise site photometric lighting plan so that spillover is reduced to 0.5 footcandles maximum at the property lines, prior to final site plan approval.

Site Plan Committee Recommendation

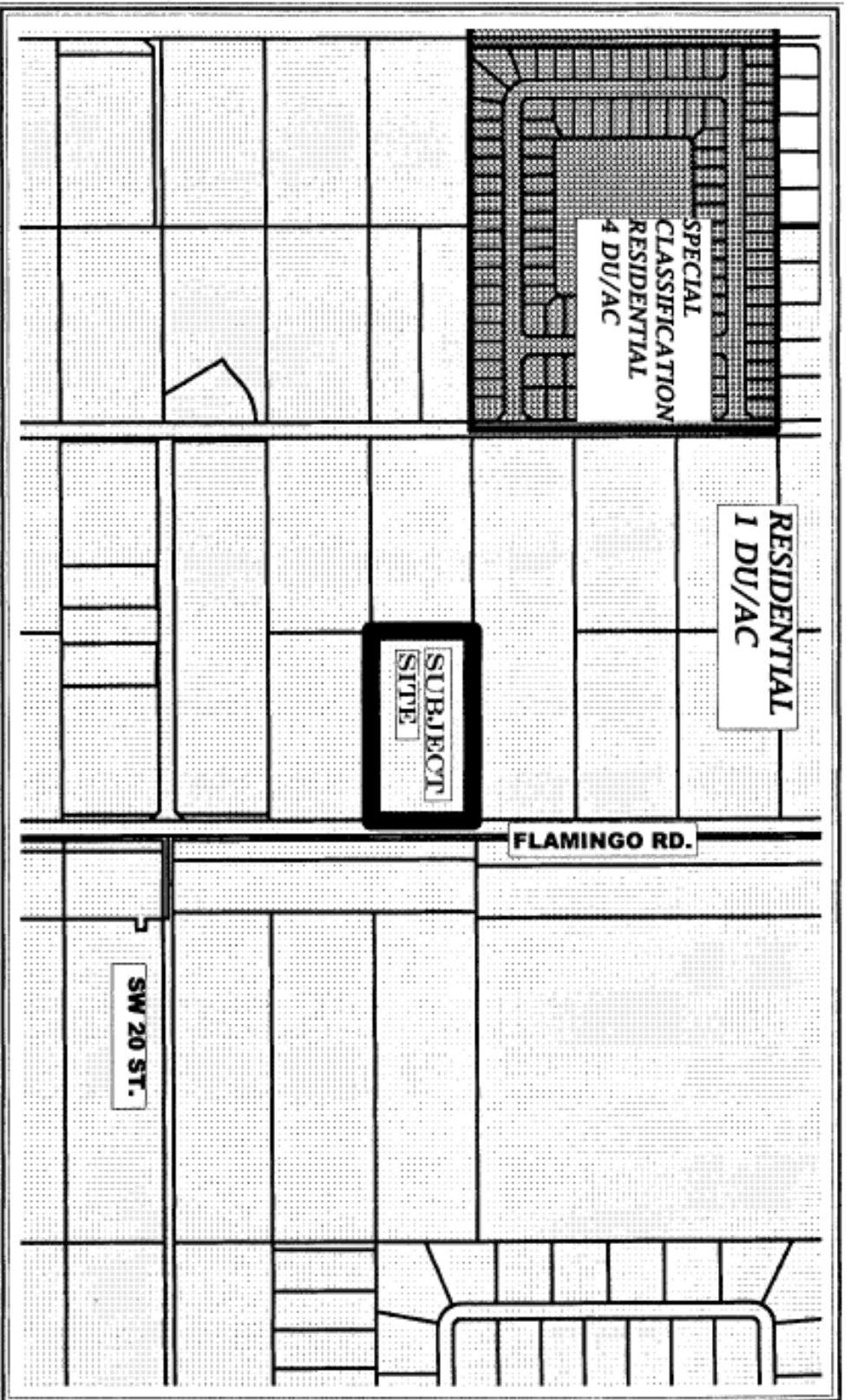
At the June 11, 2002, meeting of the Site Plan Committee, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendation regarding lighting; and that the dumpster be relocated within the southwest corner of the paved area of the site; and a footnote for Council's attention - the Committee feels that it is a commercial building located on agricultural zoned land (Motion carried 4-0, Chair Evans was absent).

Exhibits

1. Site plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



PETITION NUMBER: SP 4-1-02

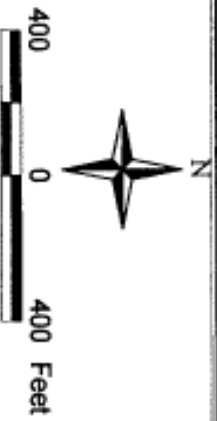
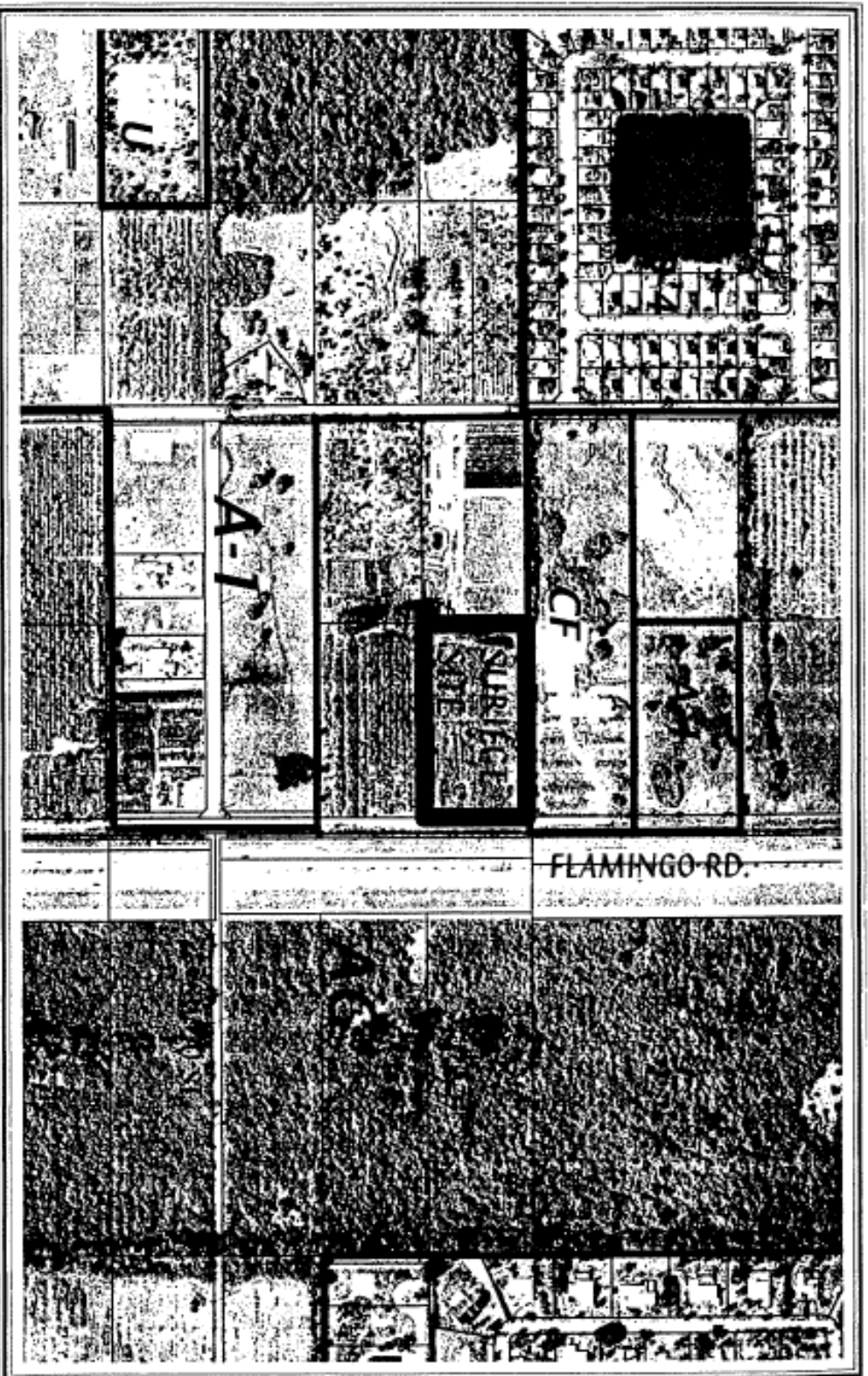
FUTURE LAND USE MAP

Date: Flown: January, 2001

Scale: 1"= 400'

Planning & Zoning Division - GIS

Prepared 5/9/02



PETITION NUMBER: SP 4-1-02

Zoning and Aerial Map

Date: Flown: January, 2001

Scale: 1"= 400'

Planning & Zoning Division - GIS

Prepared 5/9/02